



# Approved Auto Bay Corner Condo Unit for Sale

## PROPERTY HIGHLIGHTS

- » Automotive bay in Calgary's McCall district, offering excellent access to McKnight Blvd, Deerfoot Trail, and Barlow Trail.
- » The main floor has been used and approved for automotive mechanic/tire shop uses.
- » Showroom/Office area with epoxy and tile flooring and double doors allowing convenient access to the showroom.
- » Second floor can include staff area with a washroom and kitchenette (installation underway).
- » Dedicated mezzanine area for additional storage.
- » Recently upgraded high-intensity LED lighting, new furnace, and hot water tank.
- » Brand new make-up air unit **5,000 CFM**.
- » Forced air unit in the warehouse and new electrical panels.
- » Oversized drive-in door (16'x12'), 20' ceilings, and a dual sump drain.
- » Loading door external security bar for added protection and maintaining the structural integrity of the loading door area.
- » Assigned parking in front, with additional street parking available.
- » Comes with select equipment such as tire balancer and rotary lifts (inquire for more details).

June 5, 2026

## PROPERTY DETAILS

LEGAL ADDRESS	7810477;1
SUBDIVISION	McCall
ZONING	I-G (Industrial General)
YEAR BUILT	1978
UNIT SIZE	±5,750 SF Total
MAIN LEVEL	±3,850 SF
SECOND LEVEL	±1,900 SF
LOADING	1 Drive-in door (16' x 12')
CEILING HEIGHT	20'
POWER	400A, 120/208V, 3Ph (TBV)
PARKING	4 Assigned stalls plus additional parking behind the bay and street parking
OP. COSTS	\$6.80 PSF (TBV)
LEASE RATE	\$18.00 PSF
CONDO FEES	\$473 / Month (TBV)
TAXES	\$17,331.91 (2025)
ASKING PRICE	Contact broker

For more information,  
please contact:



**Kaile Landry**  
+1 403 984 9806  
[klandry@naiadvent.com](mailto:klandry@naiadvent.com)



**Jennifer Myles**  
+1 403 975 2616  
[jmyles@naiadvent.com](mailto:jmyles@naiadvent.com)



**Brody Butchart**  
+1 403 389 7857  
[bbutchart@naiadvent.com](mailto:bbutchart@naiadvent.com)



**Jamie Coulter, SIOR**  
+1 403 835 1535  
[jcoulter@naiadvent.com](mailto:jcoulter@naiadvent.com)

## PROPERTY LOCATION



For more information,  
please contact:



**Kaile Landry**  
+1 403 984 9806  
[klandry@naiadvent.com](mailto:klandry@naiadvent.com)



**Jennifer Myles**  
+1 403 975 2616  
[jmyles@naiadvent.com](mailto:jmyles@naiadvent.com)

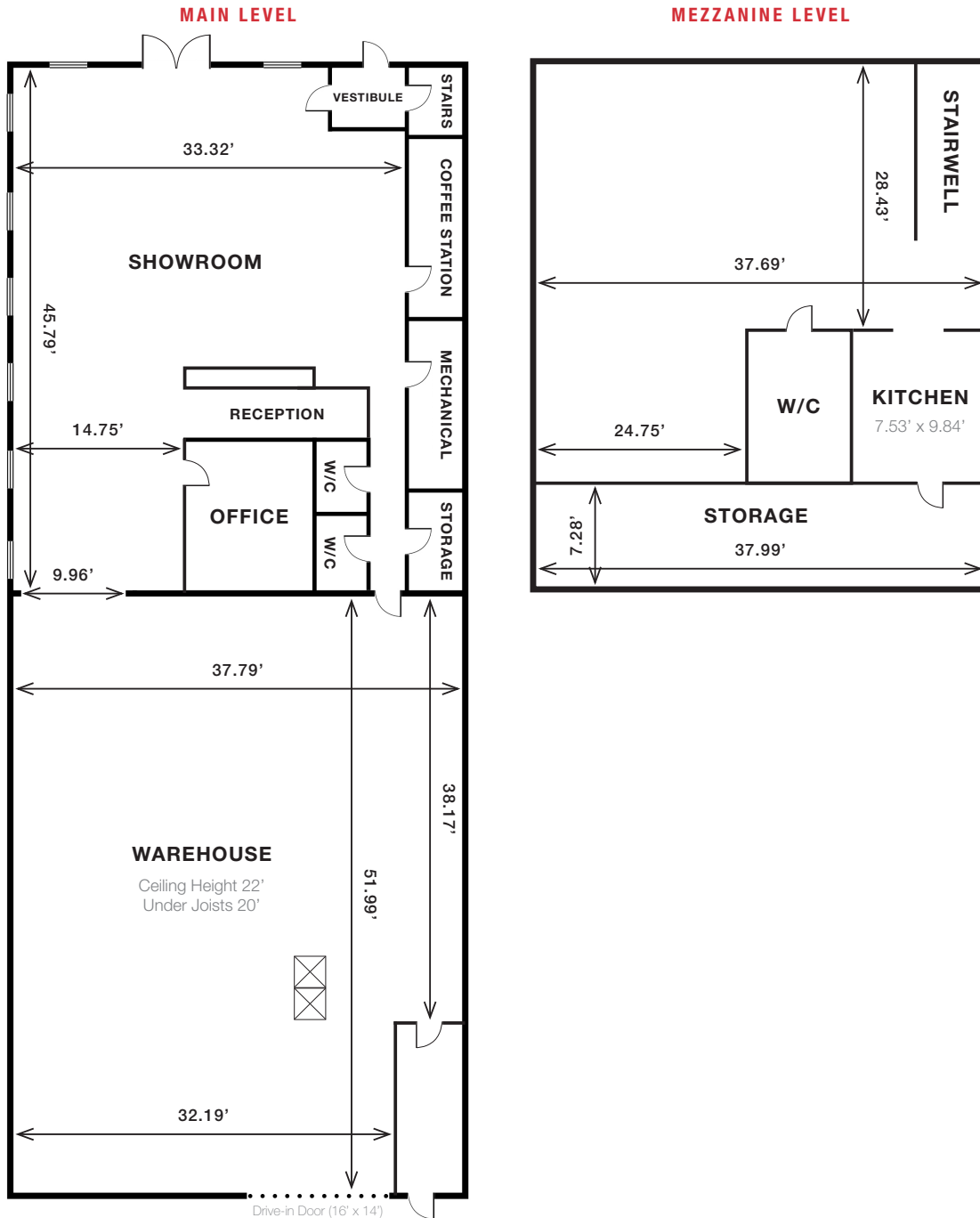


**Brody Butchart**  
+1 403 389 7857  
[bbutchart@naiadvent.com](mailto:bbutchart@naiadvent.com)



**Jamie Coulter, SIOR**  
+1 403 835 1535  
[jcoulter@naiadvent.com](mailto:jcoulter@naiadvent.com)

## PROPERTY FLOOR PLANS



THE ABOVE FLOOR PLAN DRAWINGS ARE APPROXIMATE AND ARE INTENDED FOR INFORMATION PURPOSES ONLY, THEY SHOULD NOT BE RELIED UPON FOR ACCURATE FACTUAL INFORMATION.

For more information,  
please contact:



**Kaile Landry**  
+1 403 984 9806  
[klandry@naiadvent.com](mailto:klandry@naiadvent.com)



**Jennifer Myles**  
+1 403 975 2616  
[jmyles@naiadvent.com](mailto:jmyles@naiadvent.com)



**Brody Butchart**  
+1 403 389 7857  
[bbutchart@naiadvent.com](mailto:bbutchart@naiadvent.com)



**Jamie Coulter, SIOR**  
+1 403 835 1535  
[jcoulter@naiadvent.com](mailto:jcoulter@naiadvent.com)

**PROPERTY PHOTOS**



THIS BROCHURE IS INTENDED FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR ACCURATE FACTUAL INFORMATION BY THE RECIPIENTS HEREOF. THE INFORMATION CONTAINED HEREIN IS BASED ON INFORMATION WHICH NAI ADVENT DEEMS RELIABLE, HOWEVER, NAI ADVENT ASSUMES NO RESPONSIBILITY FOR THE DEGREE OF ACCURACY OF SUCH INFORMATION, NOR DOES NAI ADVENT REPRESENT OR WARRANT THE INFORMATION CONTAINED HEREIN. RECIPIENTS HEREOF SHOULD CONDUCT THEIR OWN INVESTIGATIONS TO DETERMINE THE ACCURACY OF INFORMATION CONTAINED HEREIN. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE.

For more information,  
please contact:



**Kaile Landry**  
+1 403 984 9806  
[klandry@naiadvent.com](mailto:klandry@naiadvent.com)



**Jennifer Myles**  
+1 403 975 2616  
[jmyles@naiadvent.com](mailto:jmyles@naiadvent.com)



**Brody Butchart**  
+1 403 389 7857  
[bbutchart@naiadvent.com](mailto:bbutchart@naiadvent.com)



**Jamie Coulter, SIOR**  
+1 403 835 1535  
[jcoulter@naiadvent.com](mailto:jcoulter@naiadvent.com)